

BUILDING INSPECTION REQUIREMENTS
For Detached Single-Family Residential Construction
(Other Residential Construction May Include Additional Inspections)

All inspections require at least a 48-hour notice. To schedule any inspection, call 866-672-9175, leave your name, phone number, job site location, and type of inspection requested. An inspector will contact you.

INSPECTIONS REQUIRED:

Footing Inspection

This inspection is made after the trenches or basement areas are excavated and forms erected, but prior to placing of concrete. Forms must be continuous with bulkheads as necessary.

Foundation Inspection

This inspection is made after the foundation walls are in place, have been properly moisture protected, and the wall has been properly braced. The foundation/footing drains will also be inspected at this time. No walls shall be backfilled until a foundation inspection has been approved.

Rough Inspection (Includes Framing, Mechanical, Plumbing, Etc.)

This inspection is made after the roof, masonry, all framing, firestopping and draftstopping materials and bracing are in place, and after the plumbing, mechanical, and electrical systems are routed; but prior to installation of insulation and drywall (or any wall coverings). A rough electrical inspection must be performed by an approved third-party agency prior to this inspection.

Plumbing Inspection Requirements: DWV lines must be air tested at 5 psi for 30 minutes; supply lines at 70 psi to 90 psi for 30 minutes. These tests should be on and ready for inspection when the inspector is on site.

Final Inspection

Final inspection is made when the building is completed and ready for occupancy. (Final electrical inspection, performed and approved by the third-party agency, must be completed prior to this inspection.) The final building inspection will include site grading, driveway, and similar inspections. A Certificate of Use and Occupancy will be issued only after the building and all other site conditions have been approved. Copies of all other required final approvals, such as well and septic permits, must be provided at this time.

NOTE: For driveways connecting to a Township road, contact Ray Kolb at 610-495-5443 to schedule an inspection prior to the final.

It is recommended that final inspections be scheduled for a date not less than 48 hours prior to the date and time on which the applicant wishes to obtain the Certificate of Use and Occupancy.

IMPORTANT NOTICE

It is the responsibility of the property owner and the contractor to insure that all required inspections are conducted and approved. Failure to adhere to the above requirements or failure in adhering to the adopted Building Code could result in a STOP WORK order and/or rework of construction. Final inspections shall not be scheduled until all other required inspections are performed and approved. No structure may be occupied until a Certificate of Use and Occupancy has been issued; no Certificate of Use and Occupancy will be issued until a final inspection has been completed and approved. Use of a structure without a Certificate of Use and Occupancy, or working on a structure while a STOP WORK order is in effect, will result in fines or other legal action.